

## **Public Improvement Variance for Jefferson Street Development**

**DATE: December 6, 2017**

**FROM: Jay Camp**

On 10/24, Planning Board reviewed the request for a modification to the standard 50' street cross section for Jefferson Street. The developer proposes to build a 20' wide street with no curb and gutter. Planning Board recommended that Public Works evaluate whether or not curb and gutter should be installed at this time and recommended that the developer build the sidewalk on the opposite side of the street in front of Outen Pottery.

The developer previously offered a fee in lieu for the sidewalk but Planning Board feels strongly that some sidewalk is needed immediately. The Outen Pottery side of Jefferson Street is the best place to install sidewalk up to Main Street. Public Works has indicated that curb and gutter is not beneficial at this time and does not recommend installation.

### **Proposed Solution**

Staff recommends granting the Public Improvement Variance and requiring the developer to construct the sidewalk on the opposite side of the street. In addition, it makes sense for the Town to complete the sidewalk up to the intersection at Alexander Street, a distance of about 150 feet at a cost of about \$5,000.

If the variance is approved, staff can bring a cost estimate for the Town portion of the sidewalk back to the Board in January and negotiate a reimbursement agreement to have the developer build the entire +/-520' of sidewalk. The developer will also need to request that a portion of the Outen Pottery site be dedicated as street right-of-way for the purpose of allowing the hammerhead turnaround at the end of the street.

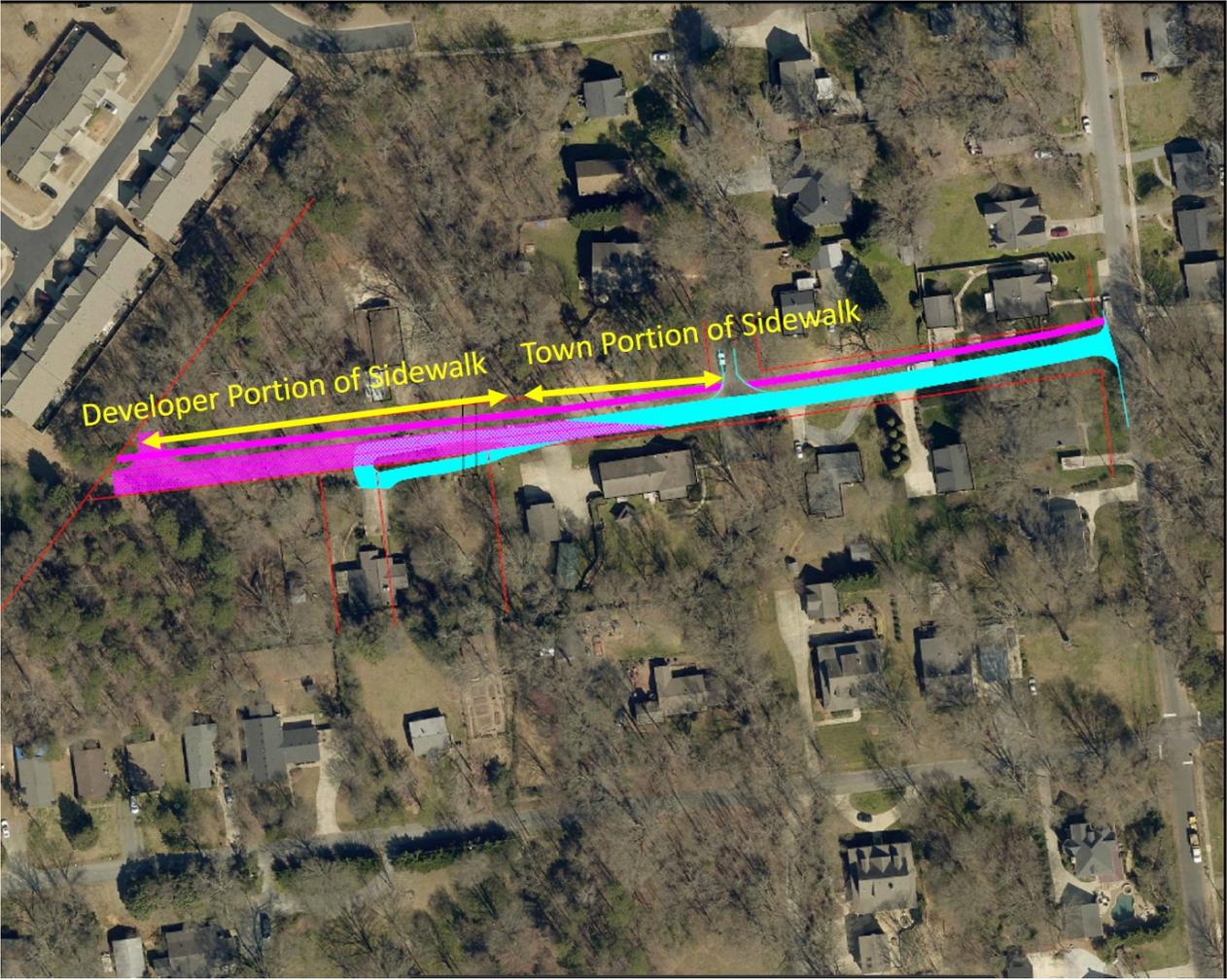
### **Related Town Goal(s) and/or Strategies:**

Quality of Life

Economic Development/Land Use Planning

### **Recommended Motion/Action:**

Approve Jefferson Street Public Improvement Variance to allow construction of a 20' wide street with sidewalk constructed on the north side of the street and direct staff to provide a cost estimate for completion of the sidewalk to Alexander Street.

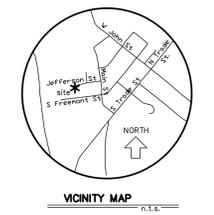
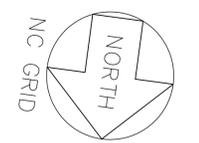
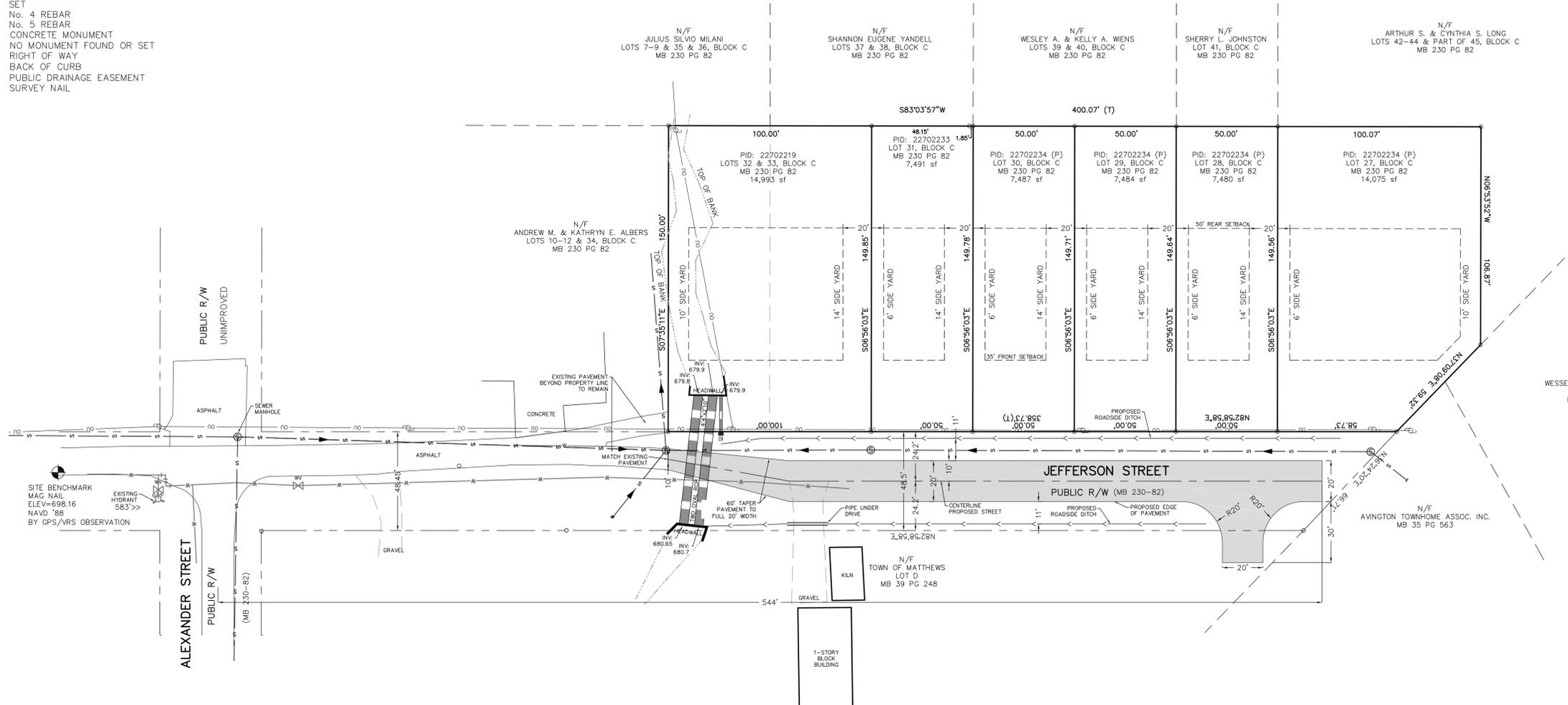


<b>JEFFERSON ST</b> STAFF RECOMMENDATION TOWN OF MATTHEWS PUBLIC WORKS DEPARTMENT		DATE: 10/23/17 SCALE: NTS	CHECKED BY: NA DRAWN BY: CJO DESIGNED BY: CJO	REVISION   DATE   DESCRIPTION BY

M:\Engineering\Development\Reviews\Jefferson St\Jefferson St Concept - SWH Options.dwg

**LEGEND**

O	PROPERTY CORNER
(F)	FOUND
(S)	SET
#4b	No. 4 REBAR
#5b	No. 5 REBAR
CM	CONCRETE MONUMENT
NMFS	NO MONUMENT FOUND OR SET
R/W	RIGHT OF WAY
b/c	BACK OF CURB
P.D.E.	PUBLIC DRAINAGE EASEMENT
MAG	SURVEY NAIL



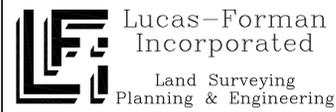
0 15 30 60  
1 inch = 30 ft.

**DRAWING ISSUE & REVISION STATUS**

ISSUE DATE	BY	DESCRIPTION
07.20.2017	CHH	FIRST ISSUE
11.15.2017	CHH	owner comments



08.07.17



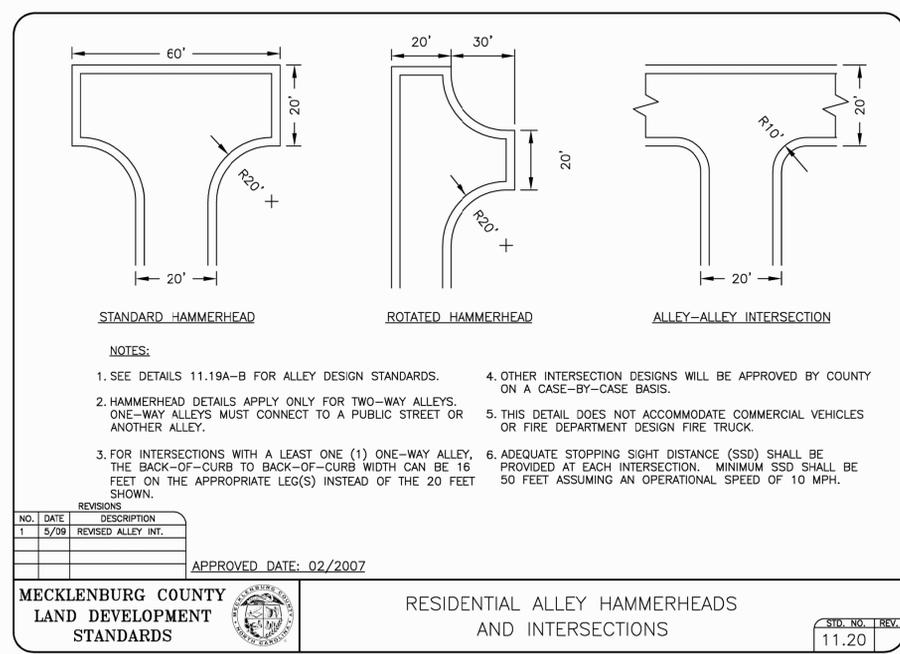
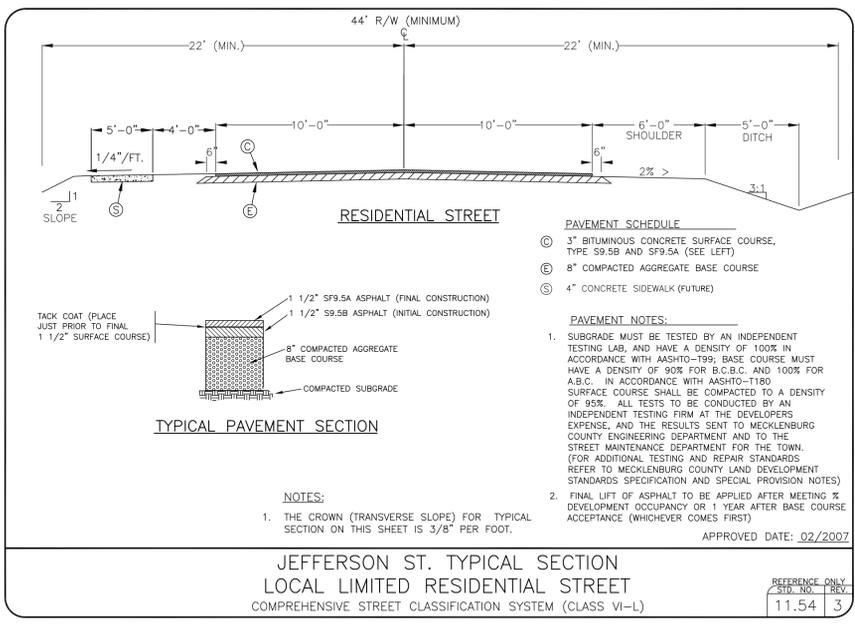
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email: postmaster@lucas-forman.com



**JEFFERSON STREET IMPROVEMENTS**  
TOWN OF MATTHEWS, MECKLENBURG COUNTY, N.C.

**PRELIMINARY SITE PLAN**

SUBMITTED BY DBG	DESIGNED BY CHH	DRAWN BY CHH
JOB NUMBER 17056	DATE 08.01.17	SHEET NUMBER C03.0
FILE NUMBER 689	DWG FILE NAME 17056SITE3	



**NOTES:**  
ADDRESS: SIX LOTS ON JEFFERSON ST, MATTHEWS NC (SOME PARCELS HAVE NOT BEEN ASSIGNED AN ADDRESS)  
TAX PARCELS: 22702219, 22702233, 22702234, 22702235, 22702236, 22702237.  
GROSS AREA: 1.35 AC  
ZONING: R-12  
R-12 DEVELOPMENT STANDARDS:  
MIN WIDTH: 70'  
MIN SETBACK: 35'  
MIN REAR YARD: 50'  
MIN SIDE YARD: 10'  
MIN AREA: 12000 SF  
EXISTING LOTS AND R/W SHOWN WERE PLATTED IN 1910 AS MAP BOOK 230 PAGE 82, PRIOR TO ADOPTION OF THE ZONING ORDINANCE.  
SIDEWALK SHOWN IN CROSS SECTION IS FUTURE CONSTRUCTION

**MECKLENBURG COUNTY LAND DEVELOPMENT STANDARDS**  
RESIDENTIAL ALLEY HAMMERHEADS AND INTERSECTIONS  
11.20